



Rowntree Way, Saffron Walden £400,000 **Freehold**

Key Features



- Three bedroom semi-detached house
- Well presented throughout
- Excellent living space
- Spacious lounge/diner and office/playroom
- Well equipped kitchen

This well-presented three-bedroom semi-detached home offers generous living space, ideal for growing families. The ground floor features a large lounge/diner perfect for entertaining, a well-equipped kitchen, and an additional reception room - ideal as a home office, playroom, or snug.

Upstairs, you'll find three comfortable bedrooms and a modern family bathroom, providing plenty of space for everyday family life.

Outside, the property boasts a large rear garden with a lawn and patio area-perfect for summer barbecues and outdoor play. There's also a shed for storage and convenient side access to the front.

To the front, a private driveway provides off-



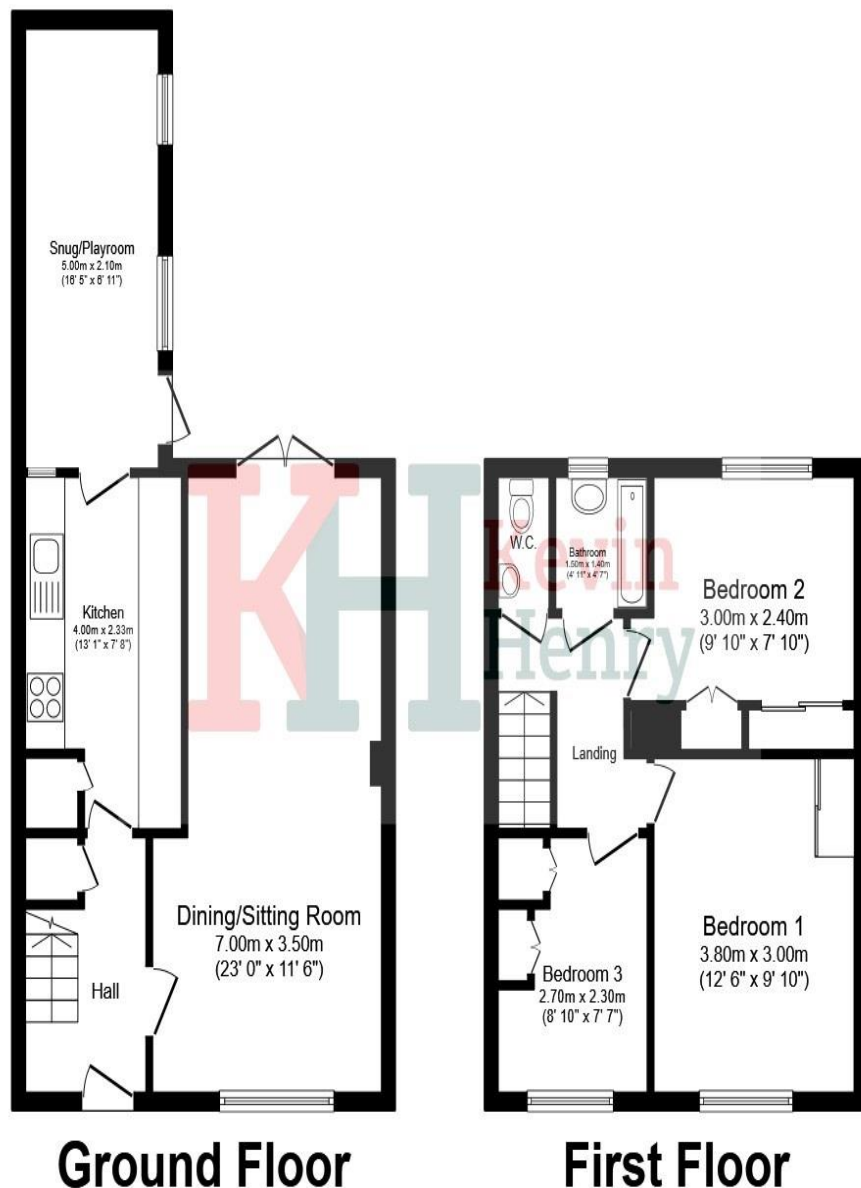
road parking for up to three cars. This is a fantastic opportunity to secure a spacious family home in a desirable location. Early viewing is recommended. With its quiet location and close proximity to local amenities, this home is an excellent choice for first-time buyers, downsizers, or anyone seeking a low-maintenance, move-in-ready property. Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, including The Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and creche. Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

Entrance Hall
Understairs storage.

Lounge/Diner
7.00m x 3.50m
23'0" x 11'6"

Kitchen
4.00m x 2.35m





13'1" x 7'8"

Snug/Playroom
5.00m x 2.10m
16'5" x 8'1"

Landing
Access to partly boarded loft.

Bedroom One
3.80m x 3.00m
12'6" x 9'10"
Built in cupboard.

Bedroom Two
3.00m x 2.40m
9'10" x 7'10"
Plus built in wardrobes.

Bedroom Three
2.70m x 2.30m
8'10" x 7'7"

Bathroom
Garden
Comprising of lawn and patio area, shed to rear and side access to front.
Front
Driveway parking for up to three cars.

To view this property call Kevin Henry on:
01799 513632

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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